

**VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Monthly Meeting and workshop with Butterfield Realty LLC**

October 16, 2013

Members present: Chairman, B. M. Molloy; **Members:** Karn Dunn, James Pergamo, Anne Impellizzeri and Arne Saari **also present:** Charles Voss from Barton & Loguidice and Planning Board Liaison Matt Francisco

Present for the Applicant: Paul Guillaro, Unicorn Contracting and Ann Cutignola, Tim Miller Associates

Chairman Molloy opened the regular monthly meeting at 7:00 P.M.

1. Minutes:

The minutes of October 2, 2013 were reviewed and amended. **A. Impellizzeri** moved to approve the minutes as amended and **K. Dunn** seconded the motion. The amended minutes were approved 5-0.

2. Correspondence:

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3. Unfinished Business:

Butterfield Realty Ltd. EAF review

Chuck Voss read and reviewed the 13 page Technical Review Comments for the Butterfield Redevelopment Application – Expanded Environmental Assessment Form which included the Board member comments from the October 2, 2013 meeting. During the review Board members added their comments and concerns.

Chuck Voss will revise the draft to include the most recent concerns by the Planning Board members. Chuck Voss noted that the changes will be made by the close of business October 17, 2013.

The next meeting will be scheduled for December 4, 2013.

The revised memo from Mr. Chuck Voss it will be posted on the Village web site after the Planning Board and Applicant receive it.

4. Public Comments:

Stephanie Hawkins - asked if the Planning Board included the HDRB comments in the EAF review. Chairman Molloy responded the HDRB comments have been received and were distributed to all board members as well as the applicant, when they were submitted at the September 4th meeting. Frank Haggerty- noted he hasn't heard anything about setbacks and is hoping someone is looking into the setback issue. Chairman Molloy responded that it has been incorporated in the review and will continue to be covered in the future. Setback information is available in the EAF document and on the Planning Board web site, from the Village Clerks office and from the HDRB as well.

Carolyn Bachan - noted that most of appendances attached referred to a previous plan that has been dropped. Carolyn Bachan noted she did not see in the EAF any use of community use of open space and

noted there had always been a lot of community use on that site. Carolyn Bachan also expressed concern over the impact on the Lahey Pavilion facility during the construction on the site, and if it would be addressed

Ann Cutignola - noted she Looks forward to working with the Villages consultants in resolving issues discussed. Ann Cutignola also asked after the review with the consultants, at what point does the Board make that consideration? Chairman Molloy noted it is one that will be undertaken as a board.

Liz Schevtchuk Armstrong - asked why there are no updated maps in the EAF. Chairman Molloy noted there is a lot of information that needs to be updated and will be taken up when the technical review occurs on a consultant level.

Frank Haggerty - asked when in the review process is the potential for radon discussed in the process. Chairman Molloy noted that would be part of the ecological review and will be available on the Village Web site when it becomes available.

Kathleen Foley – asked if the list of involved agencies has been updated to include the State Office of Historic Preservation. Chairman Molloy responded it had.

Dave Merandy – asked when there be some kind of conceptual drawings available for the public to follow along with and see what the project will look like. Dave Merandy asked how you analyze everything without knowing where the buildings are located. Chuck Voss noted The EAF has a conceptual plan listed in it.

Chairman Molloy noted that there is outdated information and the information will be more developed and more current in the weeks ahead. The EAF technical analysis will need to be reviewed and updated, addressing the issues in the revised memo, before another meeting with the Planning Board is scheduled.

Stephanie Hawkins asked - and Chuck Voss had noted in the memo, that there should be a visual EAF and asked if it includes elevations. Chairman Molloy responded that it should. .

Carolyn Bachan - asked if applicant will be seeking any tax abatement. Chairman Molloy responded that information will be addressed in the updated memo.

A. Impellizzeri move to adjourn the meeting and K. Dunn seconded the motion. The meeting adjourned at 8:25 P.M.

B. M. Molloy Planning Board Chairman

Date

